

VILLAGE OF RIVER FOREST
ZONING BOARD OF APPEALS MEETING MINUTES
April 8, 2021

A meeting of the Village of River Forest Zoning Board of Appeals was held at 7:30 p.m. on Thursday, April 8, 2021 in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

I. CALL TO ORDER

Chairman Martin called the public hearing to order at 7:30 p.m.

Upon roll call, the following persons were:

Present: Members Berni, Dombrowski, Schubkegel, and Chairman Martin.

Absent: Members Lucchesi, Smetana

Also Present: Lisa Scheiner, Acting Village Administrator, Carmen Forte, Jr., Village Attorney and Cliff Radatz, Zoning Administrator

II. APPROVAL OF March 11, 2021 ZBA MEETING MINUTES

A MOTION was made by Member Dombrowski and SECONDED by Member Schubkegel to approve the minutes of the March 11, 2021 Zoning Board of Appeals meeting.

Ayes: Members Martin, Dombrowski, and Schubkegel

Nays: None

Abstain: Member Berni

Motion passed.

III. PETITION FOR A PROPOSED ZONING VARIATION REQUEST - 7612 VINE ST. - FINDINGS OF FACT

A MOTION was made by Member Dombrowski, and SECONDED by Member Schubkegel to approve findings of fact made on the petition for proposed zoning variation for the property on 7612 Vine Street.

Ayes: Members Martin, Schubkegel, and Dombrowski

Nays: None

Abstain: Member Berni

Motion passed.

III. PETITION FOR A ZONING VARIATION REQUEST - 1018 PARK AVENUE - FINDINGS OF FACT

Chairman Martin stated that the way the findings of fact indicate that in each instance the ZBA found that the standards had not been met, when he believed that the minutes reflected that the majority of the ZBA had felt the standards were met and only a minority thought they had not been met. Attorney Forte suggested changing the final sentence of each of the eight findings of fact indicating that some members of the ZBA found that the standards had been met and others found that the standards had not been met. Chairman Martin felt that change more accurately reflected the ZBA's discussion and the other members agreed, so the findings of fact were to be amended to reflect that.

A MOTION was made by Member Dombrowski and SECONDED by Member Schubkegel that the Zoning Board of Appeals approve the findings of fact as amended.

Ayes: Members Dombrowski, Martin, and Schubkegel
Nays: None
Abstain Member Berni
Motion passed.

IV. TEXT AMENDMENT REQUEST - SECTION 10-19-3(A) OF THE VILLAGE OF RIVER FOREST ZONING ORDINANCE - GOALS AND POLICIES OF THE AFFORDABLE HOUDING PLAN

Chairman Martin introduced Acting Village Administrator Lisa Scheiner to present a petition for a text amendment to the Zoning Ordinance from the Village of River Forest.

Lisa Scheiner, Acting Village Administrator for the Village of River Forest, stated that there were members of the public on the call who wanted to address the ZBA regarding the petition for proposed text amendments regarding the Village's affordable housing plan. Chairman Martin stated that it was his understanding that the text amendment proposal was going to be withdrawn and presented at a later date. He stated that he thought it was best if the Village withdrew the proposal, and members of the public who wanted to address them still would be able to do so at this time, though the ZBA would not be taking any action on the petition at this meeting. He also stated that anyone who wanted to comment would have an opportunity to do so when the Village submits another proposal.

Administrator Scheiner stated that based on the discussion at the last meeting it was her impression that the ZBA did not agree with the language proposed in the text amendment, and that they needed to have another public hearing so the ZBA can consider alternative language.

Administrator Scheiner withdrew the proposal for a text amendment on behalf of the Village of River Forest. Chairman Martin invited members of the public who wanted to comment on the text amendment proposal to do so, and mentioned that they would also have an opportunity to do so if the Village submits another text amendment proposal at a later time.

Dan Lauber stated that the purpose of zoning is to implement the comprehensive plan. He stated that what the Village proposed accomplishes that goal called for by the comprehensive plan, and that he believed it was the obligation of the ZBA to adopt the language as presented. He stated that the plan does not call for consideration of the Americans with Disabilities Act, other laws, or other ordinances when looking at developments, and only calls for considering affordable units as a part of future developments. Accordingly, he stated that the language the Village proposed should be adopted, that it accomplishes the goals of the plan, and that he thought the plan was clear and that he didn't understand why there were objections or hesitations to adopt what the Village proposed.

Margie Cekander stated her approval of the Village's proposed text amendment. She stated she did not understand the continuation of this matter when it had already been postponed twice and the Village Board approved it, Administrator Scheiner drafted it, and that it was simple, clean, and met the goals of the comprehensive plan which required a minimum 10% affordable housing. She stated that she supported affordable housing in River Forest because it allowed people to be attracted to River Forest, seniors who need to downsize to stay in River Forest, and that it creates a richer social fabric and diversity which her children enjoyed at OPRF High School. To conclude, she asked that the ZBA approve the Village's proposed text amendment.

Susanne Haraburd asked the ZBA to recommend approval of the proposed text amendment. She stated that approval of the amendment was necessary to allow the Development Review Board to implement the Village's Comprehensive Plan. She also stated that her support was for the same reasons mentioned by Ms. Cekander, and that she has benefited from living in affordable housing in River Forest, that she has six children whom she would like to be able to live in River Forest, and that when she and her husband have to eventually downsize she would like to continue to live in River Forest. She concluded by stating that she strongly supports the amendment as originally drafted.

Phyllis Rubin stated her support for passing the proposed amendment now instead of delaying again. She stated that she supports the affordable housing plan and lives in affordable housing in a River Forest condominium now and would like to continue to live there. She described an incident she encountered on voting day where another woman said "there is plenty of affordable housing around River Forest", and emphasized the word *around*, stating that there wasn't any *in* River Forest. She stated that the Affordable Housing Plan obligates the Village to provide affordable housing *in* River Forest, and that for that reason she supports the passage of the proposed zoning amendment.

Chairman Martin asked if any other wished to address the ZBA, and none came forward. He stated that there is nothing for the ZBA to vote on tonight since the Village withdrew the

proposed text amendment. He stated that notice will go out if and when the amendment is resubmitted at a later date and members of the public will have an opportunity to comment at that time.

A member of the public asked how the notice will be distributed, and Chairman Martin stated that it would be posted on the Village website. When the member of the public asked if she would have to check the website every day, Chairman Martin said she could but that the ZBA normally meets on the second Thursday of each month and that she could check closer to that date.

Chairman Martin then closed the public comment portion of the meeting.

V. SCHEDULE FOR NEXT MEETING

Chairman Martin stated that the normal date for the next meeting of the ZBA would be May 13th, but that it was suggested by Administrator Scheiner to accelerate the meeting forward to May 6th. Administrator Scheiner stated that in keeping with the implementation of the recommendations of the Affordable Housing Plan, the next item on the agenda to discuss was Accessory Dwelling Units (ADUs). The Village has partnered with the Chicago Metropolitan Agency for Planning (CMAP) to provide technical expertise and information about zoning regulations relative to ADUs. The ZBA will start with an ADU 101 workshop with CMAP and members of the public who wish to attend to talk about the technical issues related to ADUs. The ZBA can then provide Village staff and CMAP staff with direction about how to proceed so the Village can begin preparing the text amendments that would be necessary for the zoning ordinance before the matter proceeds to public hearing.

Based on the members' availability, Chairman Martin, other Members of the Board, and Administrator Scheiner agreed to a meeting on May 20th.

Ms. Cekander wanted to confirm that the next meeting was scheduled for May 20th, and if it was the Chairman's intention in the continual postponements to wait until the new Village Board was seated. Chairman Martin directed the resident to consult with the Village Board why they withdrew the matter on the agenda tonight, and that there was nothing for the ZBA to consider at the meeting.

Ms. Cekander then stated that the petition was withdrawn at the Chairman's request because on January 14th he stated he was not supportive of the amendment, and he corrected her that he actually said that on March 11th. She asked if it was coincidental that the May 20th meeting was scheduled for after the new board was seated rather than the mentioned May 6th date. Chairman Martin replied that the 20th was the day all members said they would be present. He stated that members of the new board would be welcome to attend and that Board members often did attend meetings. He also stated that the Affordable Housing Plan was already adopted and that they would not debate that issue. Ms. Cekander ended by stating that June 8th would be the one year anniversary of the Board passing the Affordable Housing Plan

VI. ADJOURNMENT

MOTION to adjourn was made by Member Dombrowski and SECONDED by Member Berni.

Ayes: Members Berni, Dombrowski, Schubkegel, and Martin

Nays: None.

Motion passed.

Respectfully Submitted:

Clifford E. Radatz

Cliff Radatz, Secretary

Frank Martin

Frank Martin, Chairman
Zoning Board of Appeals

5/20/21

Date: _____